

Project #3030684-LU

Correction Notice #1

Review Type : ZONING Date March 18, 2019

Project Address : 4311 7TH AVE NE SEATTLE, WA 98105

SDCI Reviewer Jennifer Hagenow

Reviewer Phone : (206) 386-1349

Reviewer Email : jennifer.hagenow@seattle.gov

Owner : Chris Keadle

Contact Phone : (206) 405-2532

Contact Email : CHARLIE@SHUGARTARCHITECTURE.COM

<Corrections>

1. Mandatory Housing Affordability (MHA).

Your project is subject to MHA according to SMC 23.45.502.C. A mandatory housing affordability (MHA) review is active on this

project to review the MHA contributions and documentation.

Please contact the MHA reviewer with questions about the calculation.

Response :

Plans have been updated including MHA performance option summary table & FAR calculation.

See : A0.01b.

2. Departures

It appears that departures are proposed. Please update the plans to provide a departure request table for that clearly states the code and associated development standard, the project proposal, and the sheet where the proposal is illustrated. Please add a line for each proposed departure.

Please see Tip 238 for the standard departure request format. I've created a sample template attached to this correction in the portal to help you organize the data. (There are two; use the one labeled "Departures Template - Use This Please").

Response :

Departure matrix below. And see 0.01a

Code Section	Requirement		Proposed	Sheet Ref.
SMC 23.45.518 - Setbacks and separations B. MR Zones Table B	Front and side setback from street lot lines: 7 average; 5 minimum	5' Min. 7' Avg.	5' 5" below 42' 8' 4" above 42'	A.0.01a, A2.01, A2.02, A2.04, A2.05, A2.06
	Rear setback (As side setback, interior lot) : For portions of a structure:	42' Less 7' Avg. 5' Min.		
	42' or less in height: 7' average; 5' minimum Above 42' in height: 10' average; 7' minimum	42' Above 10' Avg. 5' Min.		
	Granted by EDG (3032036-EG) : 5 ft Less 42 ft and 5 ft above with a 7 ft average.	Less 42' 5' Min. 42' Above 5' Min. 7' Avg.	5' Min. 7' Avg. 5' Min. 7' Avg.	A0.01a, A2.01, A2.02, A2.04, A2.05, A2.06

EDG guide from the SDCI (dated Aug. 20, 2018)

1. Rear setback reduction (23.45.518, Table B): The Code requires an average of 7 ft setback with a 5 ft minimum above 42 ft and a 10 ft average setback with 7 ft minimum below. The applicant proposes that the setback be reduced to 5 ft below 42 ft and 5 ft above with a 7 ft average.

Staff supports the requested departure. Moving mass away from the front of the building supports a human scale street frontage along 7th Ave. Pushing the mass to the rear of the site has little negative impact since its backs on to a busy freeway. The proposal makes use of this allowance to create a strong, prow-like visual presence that is scaled to the passing freeway and meets guidelines pertaining to architectural character and design concept. (CS 2 and DC 2)

3. Zoning Analysis.

The project is of a scope that a full zoning analysis must be included in the plan set. It appears that a partial analysis is on A0.01, but it includes mostly code citations and copied text. Additional information is required.

Zoning Analysis:

Please provide a zoning analysis that cites all major applicable land use codes, states how the proposal meets the code, and on which sheet in the plans compliance is demonstrated (Tip103). A simple, legible way to convey this information is with a table, using a column for the applicable code citation, another for the associated development standard, a third for the project proposal, and a fourth for the sheet number where the information is located in the plans.

A sample table (file name: "other") is uploaded to the project portal for your convenience. Please update it with applicable codes and your project information, and replace the partial information on A0.01 with it (or embed it into another sheet).

Response :

Zoning code Matrix table has been provided. See A0.01

4. Floor Area Ratio (FAR) - Zoning Analysis.

The base and maximum FAR for the project is 4.5, per SMC 23.45.517.B.2. FAR exceptions are allowed per SMC 23.45.510.E.

For clarity, please update A0.01 to clearly reflect the requirement and remove extraneous information. (It's unclear what's being communicated in the table labeled "area (gross-gsf)-MUP-1), including "stos", so it can be deleted.)

Response :

FAR diagram has been updated to accommodate requested information.

See A0.01b

5. Floor Area Diagrams and FAR/MHA Table.

It appears that floor area diagrams and table on A0.05 are intended to demonstrate compliance with SMC 23.45.517.B.2 floor area standards; however, additional information is required.

Please update plans to provide one set of floor area diagrams that includes all gross floor area on the site. The floor area diagrams should be drawn on top of the proposed floor plans and be divided into dimensioned areas to evaluate the floor area used in the Floor Area Ratio (FAR) and Mandatory Housing Affordability (MHA) calculations.

The floor area diagrams must include dimensions of the exterior frame of the structure as well as the interior dimensions used to calculate the area of each shape.

The diagrams must be accompanied by a table with a calculation showing the floor area for each shape, the total floor area used in the FAR and MHA calculations, and the total proposed project FAR.

A sample table is attached to this correction to help you organize the data.

Response :

FAR diagram has been updated to accommodate requested information. MHA Matrix is added to the plan.

See A0.01b

6. FAR Exemption.

It appears that SMC 23.45.510.E.4.c is proposed to exempt the entire area of the basement from the FAR calculation.

Per SMC 23.45.510.E.4.c, portions of a story that extend no more than 4' above existing or finished grade, whichever is lower, excluding access, may be exempted.

The elevations provide a reference line for the 4' measurement from average grade, but the elevation of existing and finished grade aren't readily discernible.

a) Please update elevations with existing and finished grade.

b) Please dimension 4' from the lower of existing or finished grade

c) Please clearly demonstrate that the project exempts only portions of the story (SMC 23.84A.036) that extend no more than 4'

from the lower of existing or finished grade.

Response :

Zoning code Analysis matrix and average grading calculation table have been updated.

See A0.01, A3.00a, A3.00, A0.01e, A0.01f

7. SEDU Configuration.

Please update plans to clearly demonstrate that each proposed SEDU meets 23.42.048.B minimum configuration standards by dimensioning living net floor area, total floor area, and 4' of contiguous countertop.

Response :

SEDU unit dimensions & areas have been added and updated in the plans.

See A2.00, A2.01, A2.02, A2.04, A2.05, A2.06

8. Average Grade Measurement.

Sheet A0.01 calculates grade using an "exterior wall length" that doesn't appear to represent the furthest extent of all exterior walls (DR 4-2012, Formula 1); instead, plans appear to combine DR 4-2012's Formula 1 (exterior walls) and Formula 2 (smallest enclosing rectangle, not polygon).

a) Please update plans to clearly identify the DR 4-2012 formula proposed for the average grade calc

b) Update the average grade calc applying only one of the formulas, per examples in the DR

c) Update elevations with new average grade, as necessary, and measure height from it.

Response :

Average grading calculation table has been updated.

See A0.01, A0.01e, A0.01f

9. Right of Way Improvements.

The existing abutting right of way width is 60', and the required width is 62'. Per the project PAR and 23.53.015.D.1.b, right of

way improvements are required.

Please update the site plan and plan set to clearly demonstrate that the project will provide:

a) the required 3' plus 3' setback [(015.D.1.b.1)]. Note: it appears that a large bioplanter (structure) is proposed within the required 6' setback; while plantings to meet green factor may be approved in this location, structures are not allowed per SMC 23.53.015.D.1.b.1)

b) grading requirement [(015.D.1.b.2)], and

*c) upload a draft of the **no-protest agreement** [(015.D.1.b.3)], to the portal for review and approval prior to recording.*

Response :

See A1.00, A2.00, A3.00 Attached Supporting document 1-Setback , 3-No Protest Agreement.

10. Height.

The allowed height of the structure is 80' (SMC 23.45.517.D). Exceptions for penthouses are per .514.J.5, and parapets are per

J.2.

a) Please update plans to label rooftop features proposed above the 80' height allowance

b) Provide an elevation for each on elevations and sections

c) Demonstrate that each proposed rooftop feature meets all dimensional standards in the .514.J exception. Include a dimensioned rooftop coverage diagram and calculation for the penthouse plus proposed weather protection.

d) Remove any feature or portion of a feature above height exception or that doesn't otherwise meet the full exception.

Response :

Related section and elevations have been updated and modified.

See A0.01, A3.00, A3.00a, A3.01, A.4.00, A4.01

11. Average Setbacks.

Based on the information provided, it's not possible to confirm the project meets 23.45.518 setback standards. It appears that some calcs are included on the floor plans, but it's unclear what's being communicated so additional information is needed.

Please update plans with a setback diagram or diagrams and associated calculations to demonstrate that the front, and north and south side setbacks meet 23.45.518.B for each height threshold.

As confirmed at the pre-sub, setbacks are measured in plan view, horizontally from the lot line to the facade of the structure, per SMC 23.86.012.A.

Response :

The related plans have been updated showing setback requirements. See A0.01a, A2.01, A2.02, A2.04, A2.05, A2.06, A2.07, A3.00, A3.00a, A4.00, A4.01

12. Setback Exceptions.

It appears that a large biplanter is proposed within the front and south side setback. It appears to exceed dimensional allowances in SMC 23.45.518.J.10, but may meet the J.11 exception. Additional information is needed.

a) Please label and dimension all proposed biplanters, and any other structures or features within required setbacks on the site plan on A1.0, per Tip 103.

b) Update plans to demonstrate how each meets a 23.45.518 exception.

Response :

The related plans & Zoning code analysis have been updated.

See A0.01, A2.01, A3.00a

13. Bike Parking - Quantity.

Bike parking is required per SMC 23.54.015 Table D, so 52 long-term bike parking spaces are required and 4 short-term spaces are required.

Sheet A0.01 states that <52 long-term are provided and ,4 short-term are provided, and it's not possible to discern from plans how many actual bike parking spaces are provided.

a) Please provide the required number of spaces and update A0.01 to reflect that the minimum required are provided.

b) Please demonstrate that the quantity of bike parking spaces proposed fits within the area provided, per manufacturer's installation specs.

Note: On A2.00, it appears that the bike storage room is about 19.5' long x 16' wide and is proposed to store hold about 13 racks and 26 bikes lengthwise, which doesn't seem possible given standard bike parking space dimensions of about 2x6'.

Response :

The double stacking bike racks have been proposed to store 52 bikes. The cut sheet of the rack has been added.

See A2.00

14. Bike Parking - Performance.

Please demonstrate that the required permanent bike parking will meet 23.54.015.K.2.g and provide a cut sheet/detail for manufacturer's specs.

Response :

The cut sheet of the rack has been added. See A2.00, A2.01

15. Amenity Area.

It appears that the project provides sufficient amenity area, but I'm unable to confirm the specific locations designated as amenity area.

Sheet A0.01 provides a calculation (thank you), but references Sheet A.01, which doesn't appear to be a sheet in the set.

Please update the zoning analysis to provide a sheet reference where compliance with 23.45.522 amenity area standards is demonstrated.

Please update the amenity area proposal to clearly identify and dimension the proposed common amenity areas, and demonstrate that they are at least 250 sf.

Response :

The amenity requirement in Zoning code analysis sheet has been updated to reflect the correction. See A0.01, A2.01, A2.07

16. Street Trees and Right of Way Landscaping

Before the next review cycle, please confirm with Seattle Department of Transportation urban forestry that the proposed landscaping in the right-of-way is feasible and will not conflict with existing utilities or other street improvements. A good contact is Ben Roberts (Ben.Roberts@seattle.gov). An emailed confirmation from SDOT is sufficient.

Response :

See Attached Supporting Document - 4 from SCDI.

17. Green Factor - Note.

Please provide the following note on the green factor/landscape plans:

"All plantings and landscape elements required as part of this building permit must be maintained for the life of the project. If alterations or failures reduce landscape features to a level below the minimum required planting area or Green Factor score, new features must be added to compensate. This requirement also applies to landscape improvements in the right-of-way if used to meet Green Factor requirements (DR 30-2015)."

Response :

This note has been added to sheet L1.04.

18. Landscape Plans – Required Information.

The landscape plans appear to be missing elements that are required for review and approval. Per DR 30-2015, please update the landscape plans with the following:

Lot dimensions (DR 30-2015.E.2.a on Page 11 of 16)Size and depth of containers for any proposed container plantings (E.2.h)

For projects earning credits with green roof, container plantings, or areas irrigated with rainwater, note irrigation needs and what type of system will be used (the note on L1.02 isn't sufficient, but you may wait to provide irrigation diagrams until the time of building permit application; (E.2.i)

Response :

Lot dimensions have been added to the landscape plan. Container dimensions have been added to the landscape plans. The irrigation note on sheet L1.02 have been expanded upon to provide more detail

about the automatic irrigation system. We will provide a detailed design with the Building Permit Application.

19. Solid Waste Access, Staging and Pick Up.

Please add the solid waste access, staging and pick-up locations on the site and landscape plans to demonstrate that the

proposed landscaping doesn't conflict with storage, access, staging and pickup locations and that they meet other .040 standards

(SMC 23.54.040.H.).

You may confirm the proposal is feasible given SPU standards. A good contact is Angela Wallis (angela.wallis@seattle.gov //

Solid Waste Guidelines | Solid Waste Storage).

Response :

See Attached Supporting Document - 2 from SPU.

20. Light and Glare.

Please add a note to the plans stating the project will shield exterior lighting and direct it away from adjacent properties per SMC 23.45.534.

Response :

The note has been added. See A2.01

21. Site Plan - Status of Existing Structures.

The site plan identifies several structures "removed," but it appears that these structures are actually "to be removed" upon permit approval.

Please update the site plan to clarify the status of existing structures as either "to be removed" if the removal is pending permit approval, or remove them from the site plan if removal has already occurred.

For any structure proposed for removal or improvement within the right of way, please update plans to clarify that all necessary

SDOT permits will be obtained (since ROW improvements cannot be approved under this permit application).

Response :

The plan has been updated. See A0.00

Supporting Document - 1

To :

Jennifer Hagenow, SDCI Reviewer
Reviewer Phone (206) 386-1349
Reviewer Email jennifer.hagenow@seattle.gov

From :

SWW Architect & Interior
(206) 405-2532
Charlies Shugart
CHARLIE@SHUGARTARCHITECTURE.COM
Sun C. Kim
sun@sww-ai.com

Project #3030684-LU

Ms. Hagenow

I am writing to get confirmation on our understanding of figures provided in your correction notice.

Snippet of correction notice item in question below

9. Right of Way Improvements.

The existing abutting right of way width is 60', and the required width is 62'. Per the project PAR and [23.53.015.D.1.b](#), right of way improvements are required.

Please update the site plan and plan set to clearly demonstrate that the project will provide:

a) **the required 3' plus 3' setback** [([.015.D.1.b.1](#))]. Note: it appears that a large biplanter (structure) is proposed within the required 6' setback; while plantings to meet green factor may be approved in this location, structures are not allowed per [SMC 23.53.015.D.1.b.1](#))

It seems that "the required 3' plus 3' setback" highlighted above, has been incorrectly calculated. According to SMC [25.53.015. D.1.b](#) the correct figures are **1' plus 3' setback**

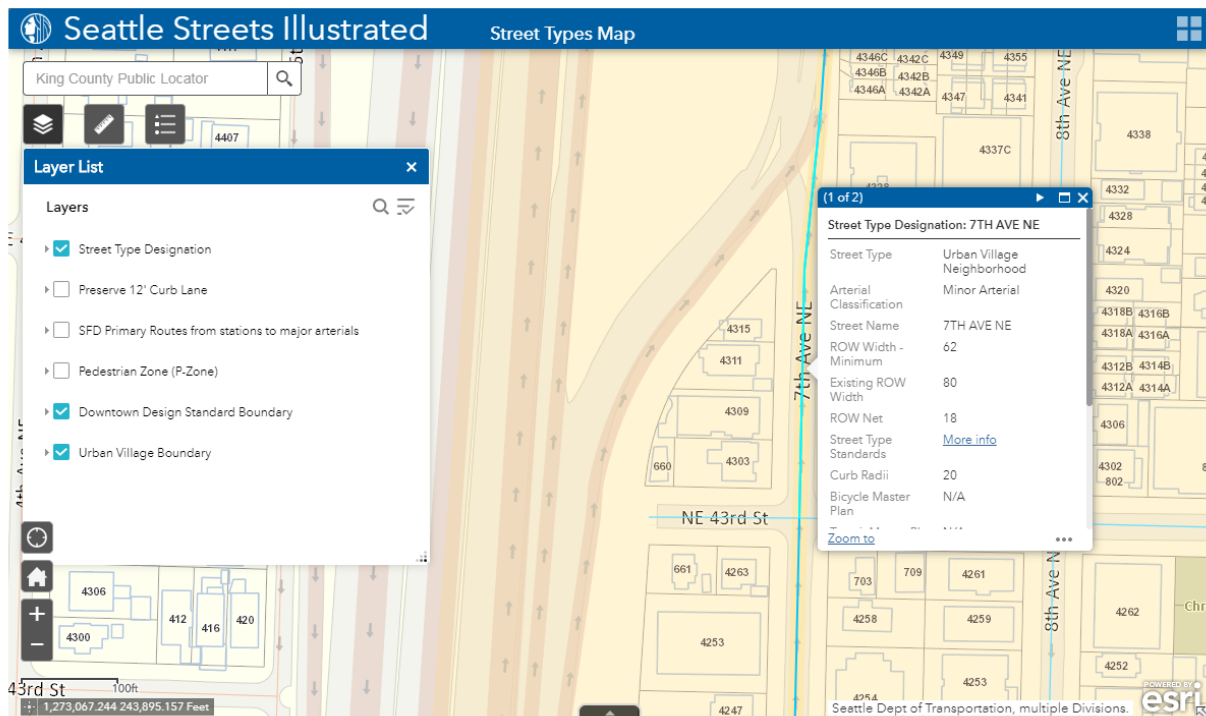
" Setback requirement. A setback equal to half the difference between the current right-of-way width and the minimum right-of-way width established in subsection [23.53.015.A.6](#) is required; provided, however, that if a setback has been provided under this provision, other lots on the block shall provide the same setback. In all residential zones except Highrise zones, an additional 3-foot setback is also required. The area of the setback may be used to meet any development standard, except that required parking may not be in the setback. Underground structures that would not prevent the future widening and improvement of the right-of-way may be permitted in the required setback by the Director after consulting with the Director of Transportation. Encroachments into this setback shall not be considered structural building overhangs, but the encroachment is limited to the standards set forth in Section [23.53.035](#)."

The preceding code has been quantified in the matrix below:

Zoning Code Application Table of SMC 23.53.015.D.1.b.1

Current right-of-way width	60' (per Survey attached)
Minimum right-of-way width	62' (Seattle right-of-way improvements manual; snippet attached Exhibit 1)
A setback equal to half the difference between the current right-of-way width the minimum right-of-way width... an additional 3-foot setback is also required (Y)	$Y = \frac{1}{2} (\text{current ROW} - \text{min. ROW}) + \text{"additional 3-foot setback"}$ $Y = \frac{1}{2} (62' - 60') + 3'$ $Y = \frac{1}{2} (2') + 3'$ $Y = 1' + 3'$ $Y = 4'$ <p>In agreement with Rachel Huck (SDOT) see: Pre-submittal Conference Meeting Minutes Report (Exhibit 2)</p>

<Exhibit 1>



SHUGART
WASSE
WICKWIRE

architecture & interiors

March 12, 2018

Mike Gushard
Land Use Planner
City of Seattle, DCI
700 5th Ave, S 1800
Seattle, WA 98124

Re: SDCI Project #: 3030684
4311 7th AVE NE
Seattle, WA 98108

Pre-submittal Conference Meeting Minutes

Attending:

Mike Gushard, Land Use Planner
Jennifer Hagenow, Zoning
Rachel Huck
Ray Ramos
Chris Keadle
Steve Hartley
Charlie Shugart
Matt Wasse
Edward Arreola

SDCI
SDCI
SDOT
SCL
Owner
Bluestar Management
SWW
SWW
SWW

**SDOT
SDOT**

1. Project will not provide any off-street parking
2. Street trees are required in the existing planting strip in the ROW or in a 5' front setback TBD. Applicants to contact Urban Forestry, Ben Roberts (ben.roberts@seattle.gov), to schedule tree protection inspection and consult on location of required street trees.
3. There currently exists underground utilities with the planting strip. Utility location must be confirmed with Ben Roberts. If utilities preclude street trees in the planting strip, the project may provide street trees in a 5' setback on private property.
4. Project to reinstall curb and planting strip at existing unutilized driveway per City of Seattle Standard.

Rachel confirmed after the meeting that 7th Ave NE is a minor arterial requiring a 62' ROW. The current ROW is 60'. A 1' setback with 'No Protest Agreement' will be required for future improvements. Can stormwater infrastructure or retaining walls be within the setback? Any structure located within the setback must be removable and not integral to the building, in case the area of the setback must be used for future ROW improvements

Seattle City Light

1. Point of Contact Paul Bubnick (Electrical Service Representative for project related electrical services: electrical demo, temporary power for construction and crane power; Paul's contact information is in the PAR under Notes to Applicant section. Apply to SCL early in the process to account for long engineering lead time and other right-of-way improvements. Link to SCL online

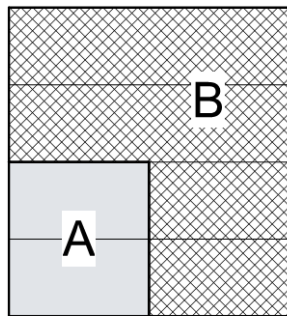
application: <http://www.seattle.gov/light/electricservice/application.asp>; Link to SCL Electric Service Standard, <http://www.seattle.gov/light/engstd/docs2/SES%202018%20Online.pdf>

2. Current overhead service is to an existing triplex. Depending on the size service/voltage required for the project, a vault on private property may be required. A primary service from the east side of 7th Ave NE may require a new vault in the ROW which functions as a “junction box” and street crossing for underground service. Once the service level required is determined, City Light to determine whether or not the existing adjacent vault/handhole on the west side of 7th Ave NE can provide a service to this site.
3. If a vault is required, design team should accommodate size, location, clearance, ventilation, exhaust and 24/7 access required per City Light.
4. Safety. A working clearance of 10-feet from power lines is required. Flagging of lines should be requested for safety precaution. To be confirmed with Paul Bubnick.
5. High voltage lines exist across the street on the East side of 7th Ave NE. Although 14' building clearance does not apply to project, construction working clearance and crane clearance must be observed (as noted above).

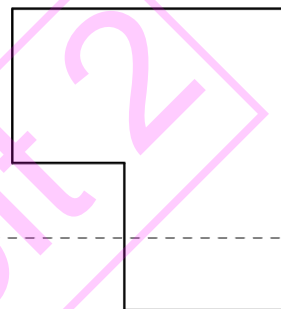
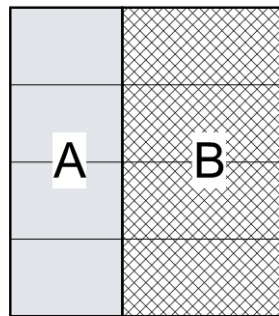
Zoning

1. Required ROW width. Minor arterial streets in MR zones is 62 feet. Existing ROW width is 60'
2. Mandatory Affordable Housing. See tip 257 for compliance and documentation.
3. Small-Efficiency Dwelling Units (SEDU's). See DR 9-2017 for SEDU requirements.
4. Solid - Waste Recycle Standards Solid Waste Checklist obtained from Land Use Planner to submit to SPU for size recommendations. Director has the discretion to modify the requirements of Section 23.54.040 as a Type 1 decision if the applicant proposes alternative, workable measures that meet the intent of the code. SPU point of contact: Angela Wallis.
5. Setback averaging The design team had a question on how to measure the average side setback and proposed a method to use the entire façade rather than a line at each individual floor level. The design team felt that administering setback averaging per facade allows for more design flexibility in providing massing and scaling opportunities. There is precedent in the code to look at the entire façade, bay windows for example are limited to a percentage of the façade. Jen was to study the method as part of the reviewing these minutes. **Jah – I confirmed for you that minimum and average setbacks are calculated using plan view, since [the facade\(s\) used in calculating the average and minimum setback requirements shall be those facades that are nearest to that lot line](#) (click on hyperlink).**

setback determined
per facade as a whole



setback determined
per plan, level by level



avg setback

6. Storage required for SEDUs. Volume requirement required by code (55 SF) but no prescribed minimum dimensions.

Land Use/ Design Review

1. Project site lies in a transitional neighborhood. The existing structure is a triplex. Adjacent structures to the North and South are relatively new and will be the context in which our project must relate and respond to. Project is likely proposed to have a base the scale of the adjacent buildings. Designing a building with a base also provides opportunity for a more pedestrian oriented experience with the use of higher quality materials. The main pedestrian entrance will be located at the Northeast corner of the project site providing a highly visible connection to the sidewalk.
2. Prow concept along freeway. In EDG, show context along freeway and relationship.
3. Likely departures. Reduced setback at 42' and above at West. Argument must be made that departure meets design guidelines set forth by City of Seattle as opposed to referring to building being a *better design*.
4. Design Options. Given the small size of the site and relative size of the core required for an eight-story building the massing concepts share the same basic planning diagram. Reviewer asked that included in the EDG are any preliminary studies showing the infeasibility of alternative core layouts.

Not discussed in meeting.

1. Amenity Space Administration. What are the guidelines for landscaping within an outdoor common amenity space such as raised planters? Can a certain percentage of the amenity area be dedicated to landscaping and not necessarily be useable area? **Jah – Guidelines are in the**



Supporting Document - 2

January 3, 2019

Sun Kim

Dear Sun,

Thank you for submitting to SPU the solid waste service plans for **4311 7th Avenue NE**, subject to review by the Seattle Department of Construction and Inspections (SDCI) as Master Use Permit (MUP) **#3030684-LU**.

52

~~51~~ **SEDUs**

Building maintenance will bring dumpsters to restricted parking on 7th Avenue, adjacent to the curb cut in front of the multifamily building at 4309 7th Avenue. SDOT granted conceptual approval of restricted parking via email, on 12/4/18. The owner of that property has agreed to remove the unpermitted bollards that current block use of the curb cut.

Services will be one time per week:

Garbage: 2, 3yd dumpsters

Recycle: 2, 3yd dumpsters

Food waste: 1, 96g cart

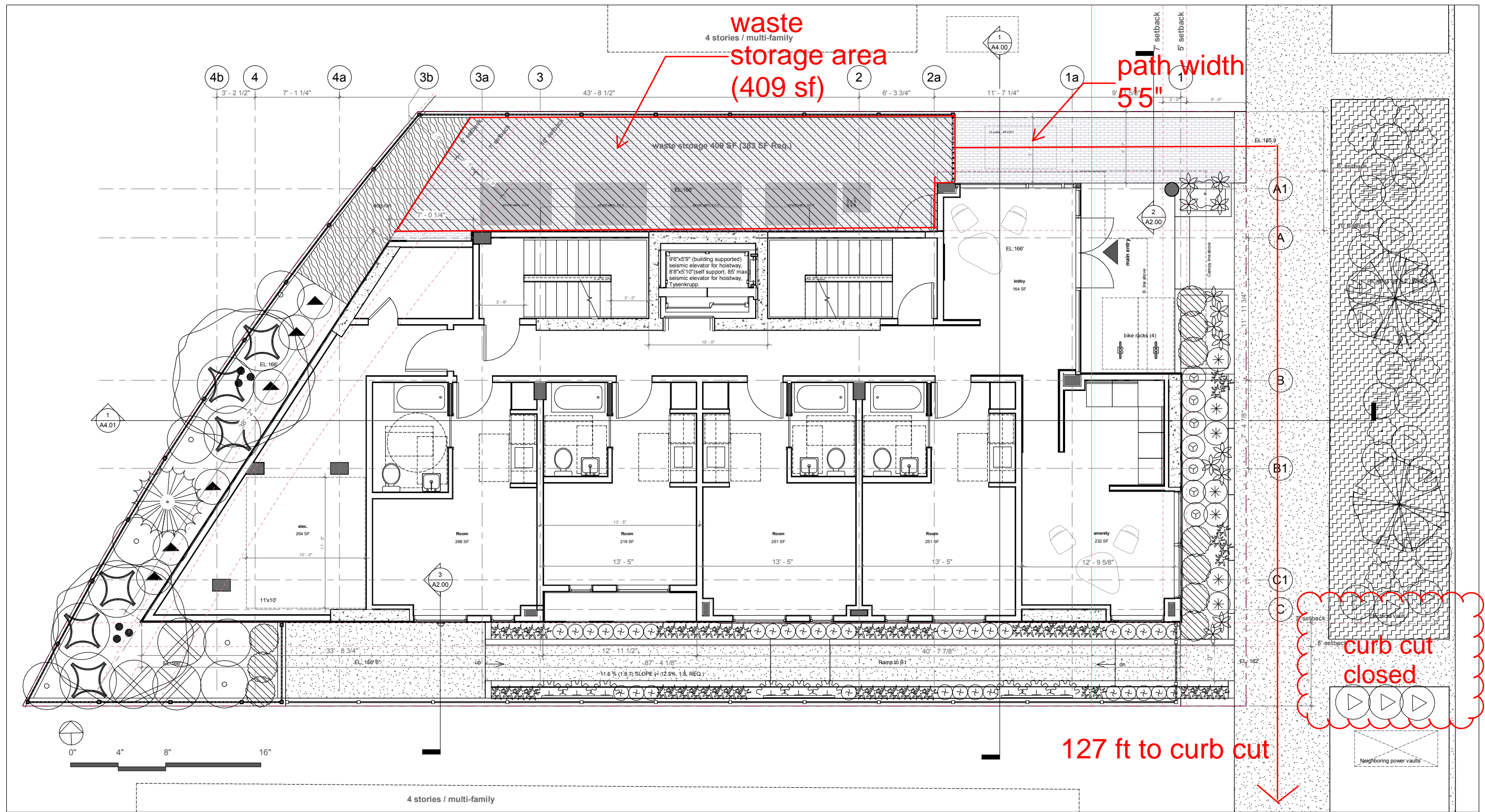
The solid waste enclosure will be code-compliant, with no fewer than **409ft²**. However, SPU recommends allowing a modification from code for the *minimum dimension of the storage area*, which is 9' 6" vs. a code-compliant dimension of 12'.

Please work with the assigned SDCI zoning reviewer to adopt this plan. **If the attached drawings differ from the MUP drawings, you will need to update your application to consistently reflect the attached proposal or contact me to work on a revised plan for solid waste storage and access.**

Sincerely,

A handwritten signature in blue ink that reads "A. Wallis".

Angela Wallis
Seattle Public Utilities – Solid Waste
(206) 684-4166
angela.wallis@seattle.gov



East street view at 7th Ave. NE



Main entry view

SHUGART
WASSE
WICKWIRE

architecture & interiors

18 Dravus Street, SUITE 100
SEATTLE, WASHINGTON 98104
P: 206.264.7744
SWW-AI.COM

Owner
Chris Keaddle
19405 144th Avenue NE
Woodinville, WA 98072
(206) 409 - 8721

3030684- LU - MUP
Submittal
4311 7th Ave. NE.
Seattle, USA

5163 REGISTERED
ARCHITECT
WILLIAM CHARLES SHUGART
STATE OF WASHINGTON

Approvals

Revisions Date

Master Permit Use

Date: 12/14/18
SWW #: 1738
City #:
Drawing: Author
Approval: Checker

Level 1

A2.01

Supporting document -4

Assess the following to determine infiltration feasibility for the site:

Horizontal Setbacks

For infiltrating bioretention and rain gardens, horizontal setbacks are measured from the vertical extent of the cell or basin (e.g., top of the bioretention soil). For infiltration chambers, horizontal setbacks are measured from the outside bottom of the structure. For all other infiltration BMPs, horizontal setbacks are measured from edge of the aggregate.

Infiltration is not permitted in the following areas:

- Within 5 feet from property lines. As an exception, no setback is required from the property line abutting the public right-of-way.
- Within 10 feet of another infiltration facility.
- Within the following setbacks from onsite and off-site structures:
 - When runoff from less than 5,000 square feet of impervious surface area is infiltrated on the site, the infiltration BMP shall not be within 5 feet from a building without a basement, and/or 10 feet from a building with a basement.
 - When runoff from 5,000 square feet or more of impervious surface area is infiltrated on the site, a building shall not intersect with a 1H:1V slope from the bottom edge of an infiltration BMP. The resulting setback shall be no less than 5 feet from a building without a basement and/or 10 feet from a building with a basement. For setbacks from buildings or structures on adjacent lots, potential buildings or structures should be considered for future build-out conditions.

Note:

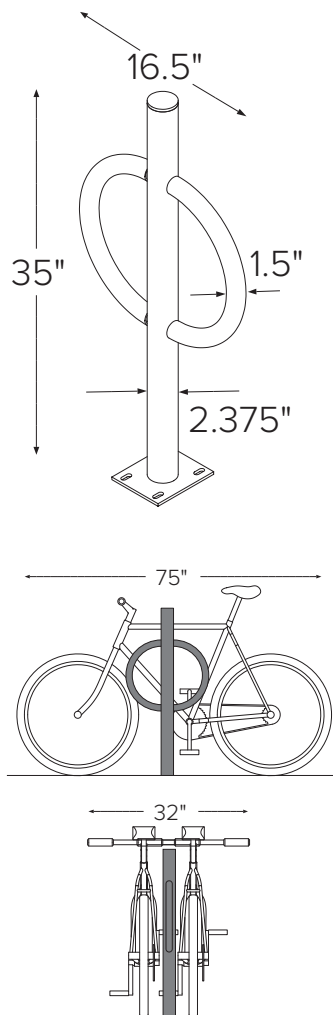
- If the development site is located within a peat settlement prone area, infiltration is required in order to achieve no net reduction in surface runoff volume that is infiltrated in the existing condition. Refer to SMC, Section 25.09.110.G.
- If development is located in an area with no off-site point of discharge (Section 4.3.2.1) infiltration may be feasible, but the drainage control plan shall be prepared by a civil engineer.
- Deviations from these site constraints and setbacks shall be approved by the Director and require a report stamped and signed by a licensed professional stating that the siting of an infiltration BMP within a setback will not cause an adverse impact to the public or the environment.
- The thresholds above are based on impervious surface area rather than hard surface area to exclude permeable pavement surfaces (non-infiltrating BMPs) from the threshold.

Site Constraints

- Steep Slope or Landslide-prone Areas - infiltration is limited within landslide-prone areas or within a setback of 10 times the height of the steep slope to a maximum of 500 feet above a steep slope area (as defined by the regulations for ECAs [SMC, Section 25.09.020]). Infiltration within this area may be feasible provided a detailed

BIKE HITCH Submittal Sheet

Supporting document - 5



CAPACITY 2 Bikes

MATERIALS

- ☐ **Standard**
Centerbeam: 2" schedule 40 pipe (2.375" OD)
Ring: 1.5" OD 11 gauge tube
- ☐ **Lightweight**
***Powder coat or galvanized only, Surface mount only**
Centerbeam: 2" schedule 10 pipe (2.375" OD)
Ring: 1.5" OD 11 gauge tube

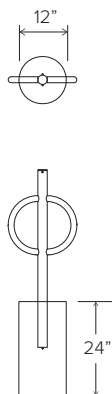
FINISHES

- ☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- ☐ **PVC Dip** (plastisol)
Other colors available by special order (minimum orders apply)
- ☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

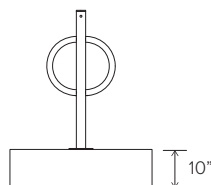
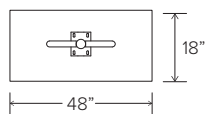
MOUNT OPTIONS

- ☐ **In-ground**
In ground mount is embedded into concrete base. Specify in ground mount for this option.
- ☐ **Surface**
Foot Mount has a 5"x6"x.25" foot with four anchors per foot. Specify foot mount for this option.

IN-GROUND MOUNT



SURFACE MOUNT

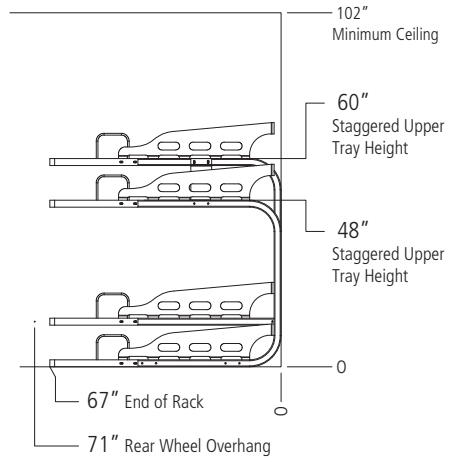


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DERO DUPLEX Submittal Sheet

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CAPACITY

Varies per configuration
Minimum 6 bike system required for stability

MATERIALS

Main frame tube: 2" 11g square tube
Connector plates: 1/4" plate
Bike trays: 11g plate

FINISHES



Galvanized

An after fabrication hot dipped galvanized finish is our standard option.



Powder Coat

Our powder coat finish assures a high level of adhesion and durability by following these steps:

1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS

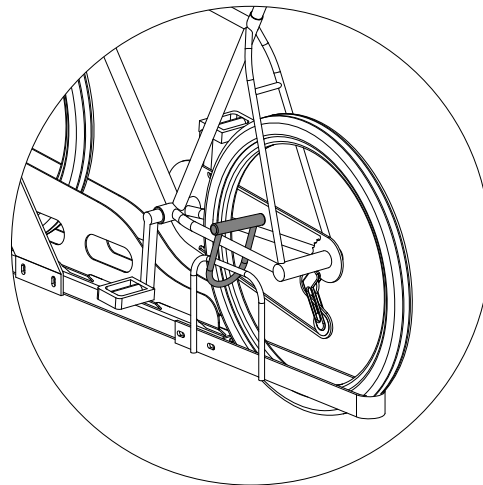
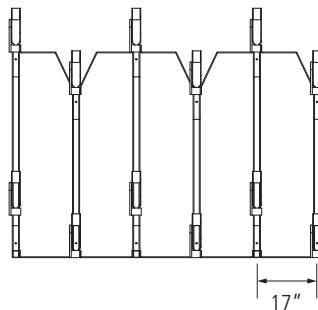


Surface

Each connector plate accepts 3/8" wedge anchors.

SETBACKS

See diagrams on following page



U-lock compatible



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No Protest Agreement

WHEREAS, _____
Hereinafter referred to as "Owner(s)", owns certain property within the City of Seattle
legally described as follows:

WHEREAS, Owner(s) has applied for a permit(s) from the City of Seattle which will
require, as a condition of approval of the permit(s), either that certain improvements be
made to public rights-of-way or, in lieu of making the improvements, that the Owner(s)
execute a covenant consenting to the formation of a local improvement district for the
improvement of such rights of way; and

WHEREAS, Owner(s) has agreed to execute a covenant consenting to the formation of
such a local improvement district in lieu of completing the improvements to the public
rights of way adjacent to Owner's (Owners') property;

NOW THEREFORE, as a condition of issuance of applicable City permit(s) pursuant to
Title 23 of the Seattle Municipal Code and in lieu of constructing certain public right-of-
way improvements, Owner(s) consent(s) to the formation of a local improvement district,
hereafter formed by the City or other property owners for the improvement of the
following right(s)-of-way or portions thereof:

Indicate Rights-of-Way: _____ _____
Site Address:
Project Number:

Improvements which may be provided include:

The installation of all public facilities required to improve the street or alley to City design
standards including grading, drainage, pavement, curb/gutter, sidewalk, streetlights,
traffic signals, street trees and other necessary appurtenances. Such street or alley
improvements shall not be limited to the half street or alley abutting the property for
example, where no permanent street or alley improvements exists, the street or alley
improvement shall be extended beyond the centerline a sufficient distance (10 foot
minimum) to permit safe movement of traffic.

No Protest Agreement

(Covenant Consenting to Formation of a Local Improvement District)

Owner(s) specifically waives his or her right to protest formation of a local improvement district under RCW 35.43.180.

This Covenant waives legal protest only to formation of a local improvement district and does not affect Owner's (Owners') rights to comment upon proposed public improvements or object to the owner's individual assessment therefore.

The City shall deliver a signed release of this Covenant to Owner(s) after completion of public improvements as described above and after transmittal of the final assessment roll to King County.

This Covenant shall be a covenant touching, concerning and running with the land and shall be binding on Owner's (Owners') heirs, assigns and successors in interest; however, in no event shall this Covenant be valid and binding after expiration often (10) years after the date of its execution.

IN WITNESS WHEREOF, Owner(s) has hereunto executed this Covenant this _____ day of _____, 20_____.

(Owner)

(Owner)

(Owner)

(Owner)

No Protest Agreement

DECLARATION:

Know all people by these presents that we the undersigned, owner(s) in fee simple [and contract purchaser(s)] of the land herein described do hereby consent to a covenant forming a local improvement district, and that said covenant is made with the free consent and in accordance with the desire of the owner(s).

NAME _____ NAME _____

NAME _____ NAME _____

STATE OF WASHINGTON,)
) ss.
County of _____)

On this day personally appeared before me _____
to me known to be the _____ of _____
the Corporation that executed the within and foregoing instrument and acknowledged
the said instrument to be the free and voluntary act and deed of said Corporation, for the
uses and purposes therein mentioned, and on oath stated that _____ is
authorized to execute the said instrument and that the seal affixed is the corporate seal
of said corporation.

GIVEN under my hand and official seal this _____ day of _____, 20_____.

PRINT NAME:

NOTARY PUBLIC in and for the State of Washington
residing at:

Commission Expires:

No Protest Agreement